

# OWNER'S DEDICATION

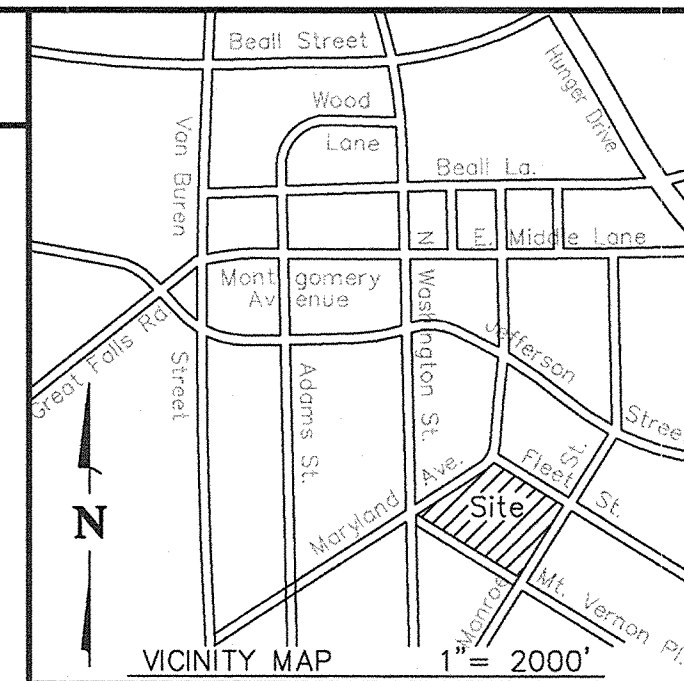
Montgomery County, Maryland, owner of the property shown hereon, hereby adopt this plat of subdivision; establish the building restriction lines as shown hereon; establish the storm drain easements as shown hereon; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies; hereby establish a Conservation Easement as shown hereon; hereby establish a Water Meter Easement as shown hereon; As owners of this subdivision, we, our successors and assigns, will cause all property Corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Division 4, Section 25-766 of the Rockville City Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

Montgomery County, Maryland

Date

PLAT No.



TAX MAP No. GR342

## SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed to Montgomery County, Maryland and recorded among the Land Records of Montgomery County, Maryland by the following conveyances:

- All of the land conveyed by Erma H. Fisher to Montgomery County, Maryland by deed dated June 27, 1969 and recorded in Liber 3882 at Folio 202;
- All of the land conveyed by Gaither P. Warfield and Hania M. Warfield to Montgomery County, Maryland by deed dated October 1, 1969 and recorded in Liber 3907 at Folio 790;
- All of the land conveyed by Rowan F. Erb and Madelaine Erb to Montgomery County, Maryland by deed dated May 15, 1969 and recorded in Liber 3859 at Folio 773;
- All of the land conveyed by Malcolm S. McConihe, Jr. and F. Moran McConihe to Montgomery County, Maryland by deed dated June 19, 1972 and recorded in Liber 4248 at Folio 256;
- All of the land conveyed by Estelle M. Sullivan to Montgomery County, Maryland by deed dated June 6, 1969 and recorded in Liber 3867 at Folio 637;
- All of the land conveyed by John E. Lancaster, and Joan M. Lancaster to Montgomery County, Maryland by deed dated April 29, 1969 and recorded in Liber 3864 at Folio 101;
- All of the land conveyed by John Levesque, and Margaret C. Levesque to Montgomery County, Maryland by deed dated April 24, 1969 and recorded in Liber 3854 at Folio 307;
- All of the land conveyed by Dwight P. Hurley, and Ethel F. Hurley, by deed dated May 21, 1969 and recorded in Liber 3885 at Folio 793;
- All of the land conveyed by Elizabeth Keiser Robertson to Montgomery County, Maryland by deed dated August 26, 1969 recorded in Liber 3897 at Folio 737; and the 18,036 square feet of Mount Vernon Place abandoned by Resolution ; and also being a resubdivision of all of Lots 1-13, Block 2, as delineated on a plat of subdivision entitled "ROCKVILLE HEIGHTS" as recorded among said Land Records in Plat Book A as Plat No. 56. We hereby certify that, once engaged as described in the owner's dedication hereon, all monuments shown thus (O), and all property markers and other boundary markers shown thus (□) will be placed as indicated to the approved finished grade in accordance with the provisions of Division 4, Section 25-766 of the Rockville City Code. There is no street dedication by this plat. The total area included on this plat is 185,436 square feet or 4.25702 acres.

Date

Macris, Hendricks & Glascock, P.A.  
By: Barry E. Hoyle  
Professional Land Surveyor  
Md. Reg. No. 21135

## PLAT OF SUBDIVISION LOTS 1-7 & OUTLOTS A & B

VICTORY COURT  
ELECTION DISTRICT No. 4  
CITY of ROCKVILLE, MARYLAND  
SCALE: 1" = 50' AUGUST, 2010



Macris, Hendricks & Glascock, P.A.  
Engineers ■ Planners  
Landscape Architects ■ Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20886-1279

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2008.111.11

## PLAT TABULATION

Number of Lots	=	7
Area of Lots	=	181,124 sq. ft.
Area of Outlots	=	4,312 sq. ft.
Area of Street	=	0 sq. ft.
Dedication	=	0 sq. ft.
Total Area	=	185,436 sq. ft. or 4.25702 acres

## Notes:

- This property is zoned MXT.
- Mount Vernon Place has been abandoned by County Council Resolution No. , and is to be zoned MXT.
- Coordinates shown hereon are based on the Maryland State NAD 83/2007 Datum as projected by NGS and are for Geographical Information Services (GIS) only. Stations used are No. GAIT with grid coordinates of North 534457.8603 feet and East 1249651.2266 feet and No. CODE with coordinates of North 493540.7290 feet and East 1361533.0378 feet. The combined scale factor for this site is 0.9999417.

To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.

The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

FOR PUBLIC WATER AND SEWER ONLY

THE CITY OF ROCKVILLE PLANNING COMMISSION  
ROCKVILLE, MARYLAND

APPROVED: \_\_\_\_\_

DATE

WITHOUT COMMITMENT AS TO INSTALLATION OF SEWER, WATER AND STREETS

CHAIRMAN

CITY MANAGER

DATE: \_\_\_\_\_

Plat No.: \_\_\_\_\_

## WATER METER ESMT LINE TABLE

LINE	BEARING	DISTANCE
IE1	S 24°38'21" W	16.00'
IE2	N 66°01'56" W	29.66'
IE3	N 23°37'35" E	16.00'
IE4	S 66°02'07" E	29.94'

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 24°13'34" E	23.79'

## CONSERVATION ESMT LINE TABLE

LINE	BEARING	DISTANCE
CE1	N 46°41'38" E	20.19'
CE2	S 66°22'25" E	13.78'
CE3	S 26°10'39" E	5.76'
CE4	N 78°40'02" E	6.12'
CE5	S 68°17'37" E	14.00'
CE6	N 54°51'26" E	8.83'
CE7	S 56°19'45" E	42.26'
CE8	S 24°01'14" W	6.89'
CE9	S 59°42'49" W	15.68'
CE10	S 51°15'00" W	12.49'
CE11	S 65°24'10" W	22.99'
CE12	S 47°36'44" W	17.65'
CE13	S 34°45'08" E	21.39'
CE14	S 29°54'37" E	25.63'
CE15	S 68°51'41" E	36.37'
CE16	S 30°06'10" W	33.78'
CE17	S 10°09'16" W	10.10'
CE18	S 60°25'32" E	38.05'

## GRAPHIC SCALE

